Province of
British Columbia

Annual Report
year ended March 31, 1984

Provincial Agricultural Land Commission

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Provincial Agricultural Land Commission Annual Report

for the year ended

31 March 1984

4940 Canada Way
Burnaby, B.C.
V5H 4K6

British Columbia Cataloguing in Publication Data

British Columbia. Provincial Agricultural Land Commission
Annual report. -- 1978-

Report year ends March 31.
Continues: British Columbia. Provincial Land Commission
Annual report. ISSN 0703-2374
ISSN 0708-4048 = Annual report - Provincial Agricultural
Land Commission

1. British Columbia. Provincial Agricultural Land
Commission. 2. Land use, Rural - British Columbia.
3. Agricultural conservation - British Columbia.

HD319.B7B764 354.7110082'326

The Honourable Robert Gordon Rogers
Lieutenant Governor of the
Province of British Columbia

May It Please Your Honour:

Herewith I beg respectfully to submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended March 31, 1984.

Harvey W. Schroeder
Minister of Agriculture and Food

The Honourable Harvey W. Schroeder
Ministry of Agriculture and Food
Parliament Buildings
Victoria, B.C. V8V 1X4

Dear Mr. Schroeder:

Pursuant to Section 28 of the *Agricultural Land Commission Act*, I respectfully submit the Annual Report and Financial Statement of the Provincial Agricultural Land Commission for the year ended March 31, 1984.

Yours very truly
PROVINCIAL AGRICULTURAL LAND COMMISSION
M. F. Clarke, Chairman

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AGRICULTURAL LAND COMMISSION ON 31 MARCH 1984

Mills F. Clarke, Nanaimo, B.C. - Chairman

- Former Director, Agriculture Canada Research Station, Agassiz, B.C. 1953 - 1972
- Co-ordinator, Forage Crops Research, Agriculture Canada, Ottawa 1972 - 1976

C. E. (Elli) Framst, Cecil Lake, B.C. - Commissioner

- Retired farmer (grain and forage seeds)
- Peace River Liard Regional District Board Member for 12 years, Chairman for 7 years
- Member, Farm Credit Corporation Appeal Board

Robert P. Murdoch, Burnaby, B.C. - General Manager & Commissioner

- Former Manager, University Endowment Lands
- Former Regional Director, Ministry of Lands, Parks & Housing

Ian D. Paton, Delta, B.C. - Commissioner

- Former President, Paton & Smith Farm Services Ltd., Langley
- Past President, B.C. Institute of Agrologists, 1979 - 1980

Arthur R. Sutcliffe, Creston, B.C. - Commissioner

- Active farmer (grains, seeds, vegetables)
- Central Kootenay Regional District Director, Former Chairman (15 years association)
- Creston Dyking District, Chairman, Board of Trustees
- Alderman, Town of Creston

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STAFF, 31 MARCH 1984

Robert P. Murdoch
General Manager

ADMINISTRATIVE SUPPORT DIVISION

Jean Sherwood, Executive Secretary

Kay Jongston
Rose Langston
Patricia Redman
Trudy Reeves

PLANNING, PROCESSING AND TECHNICAL DIVISION

James P. Plotnikoff, Director

PLANNING STAFF

Mark Gillis
Barry E. Smith

PROCESSING STAFF

Kabel Atwall
Shirley Brightman
Martin Hilmer
Stephen Leach
Guy Young
Everett Lew
Brian Underhill

MAPPING/DRAFTING STAFF

Barbara Snyder

PROPERTY AND SOILS MANAGEMENT DIVISION

Kirk Miller, Acting Director

Brian McBride

FINE TUNING STAFF

Elizabeth Zweck von Zweckenburg
Mike McGreneres
Colin Fry

CHAIRMAN'S COMMENTS

This report summarizes the principle activities of the Provincial Agricultural Land Commission for the fiscal year 1983 - 1984. As might be expected, it has been a year of profound change, as the impact of the economic recession came into full expression in all facets of the provincial economy. Briefly, total expenditures by the Commission for this reporting period were reduced by some 44% from the previous fiscal year. Furthermore, staff numbers were down by 22% for a reduction in salary cost of fully 30%. It is of interest, however, that total revenues accruing to the Commission were some 45% higher than in fiscal year 1982 - 1983. These revenues were principally rental income from farm properties owned by the Commission on behalf of the Crown with lesser amounts resulting from property sales to lessees and adjustments of various kinds. All monies received by the Commission are passed directly into the general revenue account of the government. The net cost of the Commission's activities to the taxpayers of this province is indeed extremely modest. The financial statements accompanying this report elaborate on the points mentioned above.

Lest it be perceived that sharp reductions in expenditures for the past year are indicative of previous luxury spending by the Commission, a few explanations are in order. Firstly, spending for Commissioners' fees was reduced by 40% and the salary bill for staff by 30%. Travel expenditures were reduced by almost two-thirds and expenditures for professional services (lawyers' fees, consultants, etc.) by a similar amount. In addition, no expenditures were made for equipment, publications, or for grants to regional districts to assist in defraying costs of processing applications. All of the foregoing cuts, which were called for in periods of severe fiscal restraint, significantly influenced the Commission's effectiveness especially in terms of service to the community at large. For example, it meant that there was very little opportunity for Commissioners or staff to do any field work in conjunction with applications, plan reviews and other matters requiring Commission consideration. Likewise the former policy of holding hearings for Section 12(1) applications in the principle regions of the province was sharply curtailed. Aside from the inconvenience, this meant greatly increased costs for applicants who must now travel at their own expense from interior districts to the Commission office in Burnaby. Much more could be said about the effects of the sudden loss of financial resources which were after all experienced in varying degress in both government and the private sector. It is significant that all of the people associated with the Commission met the challenges imposed as best they could and without complaint. The same can also be said for members of the public who accepted the delays, inconvenience, and additional expense with surprising tolerance.

Basically, the Agricultural Land Commission is an agricultural land use zoning authority and referee operating with a province-wide perspective. A natural outcome of experience gained in fullfilling this responsibility has been the recognition that virtually every type of human activity has an impact on the land resource. Therefore, if the Commission is to have credibility and be acceptable to the community at large, it cannot pursue its activities in isolation. In previous reports much has been said about the Commission's efforts to work closely with regional districts and municipalities. Success in this area has been achieved to the point that inter-agency co-operation is now an accepted fact of life.

The Commission's emphasis on inter-agency co-operation has resulted in a degree of change in its review approaches. In earlier times emphasis was placed almost entirely on soil capability per se. Although it remains a first consideration, soil capability is being examined much more closely and weighed in relation to many other factors that can influence the agricultural community and urban/farm interactions. More attention is being given to long range planning with a view to ensuring the retention of lands of highest agricultural capability. As an example, special attention is directed to examining possible future implications of present decisions on road grids, utility corridors, environmental considerations, and possible urban/farm conflicts to name but a few. A further example is an increasing tendency to make, for lack of a better word, "conditional" allowances. In other words, if the Commission recognizes that a proposed site has a higher priority for a use other than farming, the actual release will not be permitted until all other required approvals for its development are in place, such as health or environmental factors, zoning and servicing. This is particularly appropriate for allowances contiguous to major centres. Aside from ensuring that there is real need, it allows agricultural use to proceed in the event other possibly unforeseeable constraints, e.g. environmental or foreshore protection requirements, prevent the intended use. This sort of approach is another aspect of what is meant when referring to long range planning considerations.

At the local government level, a constraint to the effective pursuit of the Commission's mandate is frequently a lack of firm agricultural policies. This refers not only to farm land preservation but also to measures designed to facilitate the development of agricultural services or support infrastructure, such as the encouragement of businesses relating to equipment, feed, and fertilizer sales as well as processing, storage and distribution services. A lack of these facilities is most evident in areas close to metropolitan Vancouver where, notwithstanding the fact that significant acreages of high quality farmland remain intact, the agricultural support services have moved elsewhere.

The discussion to this point raises many questions as to the land supply in British Columbia. Firstly, the Agricultural Land Reserve amounts to barely 4.9% of the provincial land area. As such, there should be more than enough land available for other non-agricultural uses. However, historic settlement patterns have resulted in a high concentration of population in the southwestern corner of the province -- the location where the most productive soils in the province are found. Nonetheless, the land supply for uses other than agriculture, even in the Lower Mainland, is not nearly as restricted as many would have us believe. For instance, the Municipality of Surrey contains approximately half the Lower Mainland's present supply of potential urban lands. Even at one half the current density of the City of Vancouver, Surrey could accommodate over 300,000 more people and bring its population to slightly above that of Vancouver at present. When it is recognized that Surrey is three times the area of Toronto, the question of population capacity is not a real limitation. In addition, other communities in the Lower Mainland particularly those on the north side of the Fraser River are finding there is sufficient land for non-farm development. Suffice to say there is a realization that for the foreseeable future, adequate land is available for all forms of urban growth without touching agricultural land of good capability. However, orderly and efficient usage can only be ensured by careful and a full appreciation of the characteristics of the system by the community at large. This will then assure that adequate management services are maintained by local as well as provincial governments.

Over the past year the Commission has been greatly assisted by the extra resources extended to it by the several agencies of the Ministry of Agriculture and Food, without which the Commission could not have carried out its mandate. The Ministries of Environment, Municipal Affairs, Forests, and Land, Parks and Housing have also been very co-operative and their assistance is much appreciated. Close liaison with regional district boards and municipalities has increased in keeping with the difficulties of the times and this support is very gratefully acknowledged. Likewise the support extended by the agricultural industry at large has been most helpful.

On 7 March 1984 Mr. Joseph A. Rogers of Penticton, retired from the Commission, having completed four years of outstanding service. The Commission now remains at five members in keeping with the reality of financial restraint.

In closing, a special word of commendation is extended to all the staff of the Commission for their splendid efforts in a challenging year that was frequently complicated by uncertainty.

COMMISSION PLANNING ACTIVITIES

During the course of the 1983 - 1984 fiscal year the Commission, through the assistance of its planning staff, has continued its review of official plans and implementing bylaws prepared by local government. As part of this process the Commission endeavours to ensure that sufficient lands are available to accommodate community growth needs. Several applications resulting from this process were forwarded to Cabinet during the past year for land in the City of Vernon, the District of Powell River and in other areas of the province. Experience has shown, however, that the vast majority of communities have adequate alternatives for growth without utilizing agricultural land. The Commission views its participation in this land allocation process as crucial to the long term success of the agricultural land protection program.

As mentioned in last year's annual report, the Commission, in conjunction with the Ministry of Municipal Affairs jointly published in November 1982 "A Guide to the Relationship between Agricultural Land Reserves and Local Government Plans and Bylaws". This document outlines to local governments both the Agricultural Land Commission and the Ministry of Municipal Affairs policies concerning plan and bylaw preparation involving Agricultural Land Reserve lands. This past year the Commission has found the Guide to have produced positive results, with the overall approach and policy statements suggested within the document having been incorporated into plans and bylaws reviewed by the Commission. It has become evident that the local land use planning process in its dealing with agricultural land has become more efficient as a result of the Guide's preparation.

The past fiscal year also saw a change in provincial legislation which resulted in the elimination of the interagency Technical Planning Committees (TPC's) within which planning issues were discussed. The TPC's have now been replaced by a system whereby bylaws and other planning matters are forwarded to all resource agencies which may have an interest or concern about a particular proposal. The Commission, as a party to this process, often comments on such referrals and has generally found the system to be useful and time effective. However, on matters of particular significance to the Agricultural Land Reserve, the Commission endeavours to provide additional input at an early stage in order to avoid any potential conflicts from the outset.

The Commission has also continued its participation on the provincial Green Zone Committee whose purpose it is to develop methods that will enhance the agricultural use of Agricultural Land Reserve

lands and minimize the potential conflicts with non-farm activities. The Committee is preparing guidelines on matters such as setbacks for agricultural land uses and encourages local governments to incorporate these standards into zoning bylaws and official plans. An additional objective of the Committee is to increase public awareness and understanding of intensive agricultural uses.

The Commission received numerous submissions from local governments during the year concerning the present approach to agricultural land preservation as administered under the *Agricultural Land Commission Act*. Issues such as adopting an application review procedure closely tied to the Canada Land Inventory Agricultural Capability Classification system as well as identification of acceptable parcel sizes within the Agricultural Land Reserve were discussed. However, there was an overwhelming consensus within these submissions to retain the present approach of agricultural land evaluation as well as the existing legislative structure.

PROCESSING BRANCH

Since 1980 Commission staff have been assigned on a regional basis to deal with applications and other matters under *the Act*. Under this format the province is divided into six geographic regions with a staff person assigned to each. Experiences with this operating structure have been generally successful -- staff familiarity within a given region allows for both more expeditious and better informed decision making. As well, more consistency is provided in liaison with the public and local governments in the various regions. The fiscal year 1983 - 1984 saw a slight restructuring to more equitably distribute regional workloads and to recognize identifiable geographic areas. As a result, the 28 regional districts have now been divided as follows:

Region 1 - Vancouver Island

Regional Districts of Mount Waddington, Comox-Strathcona, Powell River, Alberni-Clayoquot, Nanaimo, Cowichan Valley, Capital, Islands Trust

Region 2 - Lower Mainland

Regional Districts of Greater Vancouver, Central Fraser Valley, Dewdney Alouette, Fraser Cheam, Sunshine Coast

Region 3 - Kootenays

Regional Districts of East Kootenay, Central Kootenay, Kootenay Boundary

Region 4 - Okanagan

Regional Districts of Okanagan-Similkameen, Central Okanagan, North Okanagan

Region 5 - Interior

Regional Districts of Columbia-Shuswap, Thompson-Nicola, Cariboo, Squamish-Lillooet, Central Coast

Region 6 - North

Regional Districts of Skeena-Queen Charlotte, Kitimat-Stikine, Bulkley Nechako, Fraser-Fort George, Peace River Liard

In response to numerous requests from users of our statistical information, this past year saw a change in the compilation dates with regard to the various statistics kept by the Commission. Rather than a fiscal year base, statistics are now kept for each calendar year.

For the calendar year 1983, which comprises the majority of this fiscal year, there was an overall decrease in the number of applications received when compared to 1982. In particular, there were approximately 22% fewer applications received under Section 12(1) (exclusion requests) and Section 20(1) (subdivision and non-farm use) of the *Act*. At the same time, applications under the various regulations associated with the *Agricultural Land Commission Act* actually increased 11%. This trend would seem to indicated an increasing awareness on the part of applicants as to the various conditional uses in the regulations to which the Commission tends to give more favourable consideration.

On a regional basis, the Okanagan area of the province experienced the most significant decrease from 1982 to 1983 in each application category. As a reflection of the province's continued depressed economy, the bulk of the applications were once again from individual property owners requesting subdivision and other forms of non-farm development that would aid them in dealing with financial difficulties.

In many instances applicants indicated that approval of their proposals would be the deciding factor between allowing their retention of the property and forcing them to sell or lose the property to mortgagors. Such numerous cases of severe hardship added a further difficult component to the Commission's decision making.

Another common reason for making application was to provide property for family members who otherwise would be unable to afford to purchase property for themselves.

This trend in recent years to applications prompted by hardship and economic necessity has followed closely the downturn in the provincial economy and is a dramatic change from 1980 - 1981 when real estate companies made numerous applications for large scale development projects on Agricultural Land Reserve lands.

During the past fiscal year the Commission continued to consider applications for placer mining projects on Agricultural Land Reserve lands. The majority of these applications involved lands which were predominantly associated with river banks, gravel bars, beds and terraces and for the most part there was little impact on agricultural lands. Nonetheless, the volume of applications considered by the Commission was such that in the fall of 1983 work commenced on an Order of General Application to reduce the need for direct applications to the Commission for permission to carry out placer work within the Agricultural Land Reserve. Care was taken to ensure road access through Agricultural Land Reserve lands, irrigation requirements and other agricultural concerns were addressed in the drafting of the General Order and in January 1984 it was passed. The result has been that the applications covering placer mining projects on Agricultural Land Reserve lands have virtually ceased.

In 1983 the Commission also conducted a review of its General Order for the temporary use of mobile homes as second dwellings. This Order was originally passed in 1981 and allowed for the temporary use of single wide mobile homes on Agricultural Land Reserve lands under certain circumstances. After thoroughly considering this matter, including extensive consultation with regional districts and municipalities throughout the province, the Commission determined that temporary mobile homes which can be removed when no longer required and the land restored to its original state do not cause serious or permanent debilitation to agricultural lands. As such, it was decided to expand the terms of the Order to allow a temporary single wide mobile home as a second dwelling on any parcel provided it is required for a relative of the occupants of the principal dwelling. Other administrative and definition changes were also made.

The Commission dealt with an increasing number of applications for bare land strata subdivision proposals in which higher density lots were clustered in one area with a large common lot on the remainder of the property. This subdivision format allows an alternative to rigid minimum lot size standards and the benefit to agriculture of this type of proposal is that residential activity can be clustered on sites with low agricultural potential while better capability lands are kept in large farm size units. However, the Commission is concerned about potential negative repercussions from this form of development including the multiple ownership of

the lands in common and the impact and servicing problems associated with high residential densities adjacent to agricultural areas. These and other issues must be carefully considered prior to a wider implementation of this concept within the Agricultural Land Reserve.

The Commission has continued to receive subdivision applications for the purpose of acquiring poultry and egg quotas. The Commission is concerned that such operations may change through time but that the subdivision of the land is permanent and could reduce future agricultural options. As a result the Commission will be investigating alternative means through which quota can be obtained without the further parceliziation of agricultural land.

AGRICULTURAL LAND RESERVE FINE TUNING

Fine tuning of the Agricultural Land Reserve has been an on-going process since the original designation of the Reserve. However, in 1980 the Agricultural Land Reserve Enhanced Fine Tuning Program was established as a joint project of the Provincial Agricultural Land Commission, the Soils Branch of the Ministry of Agriculture and Food and the Surveys and Resource Mapping Branch of the Ministry of Environment. It was designed to provide the Agricultural Land Commission with updated and more detailed land evaluation information in order to enhance Agricultural Land Reserve fine tuning activities.

The fine tuning program is divided into three components: (1) the Vancouver Island soil survey; (2) the production of land evaluation maps and reports; and (3) Agricultural Land Reserve (ALR) boundary reviews. The Commission is responsible for the third component of the program and is conducting ALR reviews not only on Vancouver Island but in other problem areas throughout the province.

Four major ALR reviews were conducted by the Commission on Vancouver Island over the year. During these reviews, the Commission received the full co-operation of local government bodies and their staff. Applications were forwarded to the Lieutenant-Governor in Council for the following areas:

1) Electoral Area E (south and west of Duncan),
   Cowichan Valley Regional District
   - proposed inclusion of 205 hectares
   - proposed exclusion of 1,115 hectares

2) Electoral Area H (Oyster Land District),
Cowichan Valley Regional District
- proposed inclusion of 4 hectares
- proposed exclusion of 186 hectares

3) District of North Cowichan,
Cowichan Valley Regional District
- proposed inclusion of 63 hectares
- proposed exclusion of 1,031 hectares

4) Cedar Area,
Nanaimo Regional District
- proposed inclusion of 196 hectares
- proposed exclusion of 516 hectares

The land proposed for inclusion by the Commission on Vancouver Island is predominantly Class 1 - 4 and has the potential for a number of agricultural options. The land identified by the Commission for exclusion from the ALR is largely low agricultural capability land or small acreage lots which are used for non-farm purposes.

As part of the fine tuning program on Vancouver Island, the Ministry of Agriculture and Food, in conjunction with the Agricultural Land Commission and the Ministry of Environment, produced a slide/tape show for use at public hearings. The slide/tape show outlines the major steps in the fine tuning process on Vancouver Island and is intended to assist the public in their understanding of the proposed amendments to the ALR boundary which are presented at the public hearing. The slide/tape program is available to public bodies and interest groups who would like to obtain a better understanding of the fine tuning process on Vancouver Island.

Two other applications were forwarded by the Commission to the Lieutenant-Governor in Council. Both applications resulted from joint reviews of the ALR by the Commission and local government bodies. The Thrums/Shoreacres area in the Regional District of Central Kootenay is characterized by high agricultural capability, heavy parcelization and rural non-farm development. The ALR boundary also transects many property boundaries in this area. The review identified specific problem areas in the Thrums/Shoreacres area and proposed amendments to the ALR boundaries to better reflect the area's potential for agriculture. The resulting application recommended the exclusion of 274 hectares of land from the Agricultural Land Reserve and the inclusion of 27.8 hectares.

The second application was in the Blind Bay/Notch Hill/Sorrento area of the Regional District of Columbia Shuswap. This application

was initiated primarily as a follow-up to the Blind Bay/Notch Hill Official Settlement Plan. As part of the fine tuning review, the Commission requested more detailed agricultural capability mapping for much of the area from Soils Branch of the Ministry of Agriculture and Food. Many of the areas proposed for exclusion from the ALR were in response to land use demands identified in the plan or represent lands presently committed to non-farm uses. The application forwarded to Cabinet in January 1984 recommended the exclusion of 208 hectares and the inclusion of 102 hectares of land into the Agricultural Land Reserve.

COMMISSION MANAGED FARMLANDS

The Commission continued its role as landlord of a number of farm properties located throughout the province. Under Section 22 of the *Agricultural Land Commission Act*, the Commission has the authority to manage farm operations on Commission land, to develop lease policy and to dispose of Commission owned property.

The total value of the Commission owned properties excluding buildings is approximately $39 million; buildings are valued at approximately $5.5 million with the government buildings valued at $3 million and lessee-owned buildings valued at $2.5 million. The total contingent liability for land improvements and buildings is approximately $3.2 million. During the reporting year, total revenue generated from these properties, including rental income and loan and interest payments on purchased improvements, was $527,820. With the sale of one Langley property, the total revenue generated by the program for the province was $678,929. Additional information on financial matters is available in the Financial Report section.

The Commission continued to be encouraged by the degree of commitment to the farmland leasing program by the lessees, especially in light of the present economic climate in the agricultural sector. While there were a small number of lease terminations caused by financial difficulties, the Commission was able to attract a number of excellent candidates for the vacant properties. The degree of commitment by the lessees was evidenced in the increased investments in farm development through land clearing and drainage as well as building construction for farm residences, livestock barns, vegetable stands, corrals, etc.

The Commission undertook an internal review of properties during the year to determine which properties could be offered for sale

and to identify ways in which lessees could be encouraged to purchase the properties. At present, 17 leases have Options to Purchase rights within the leases while another 19 leases have the right to request an option clause. There are 102 properties which cannot request an option clause because they are adjacent to dyke areas or are being held for future use by the Ministry of Agriculture and Food. However, the largest single category of land unavailable for sale includes land (62 parcels) which was turned over to the Commission for management purposes by the Ministry of Transportation and Highways. When transferred to the Commission, the Ministry indicated that it did not wish the properties to be sold.

The Commission will encourage all eligible lessees to request the inclusion of the option clause in their lease and will consider possible amendments to the program which may make purchase of the properties more attractive to the lessees. It should be noted that the Commission is restricted in its range of actions concerning the sale of properties as the majority of the properties have long term leases (20 years with an additional 10 year option). However, should properties become available by lease termination, existing procedures will be modified to make purchase an attractive option for the lessee. Since the inception of the leasing program, nine properties have been sold for a total sale price of $2,126,165.69.

With regard to the block of Highways properties, further discussions will be held with the Ministry of Transportation and Highways. Each property will be reviewed, and if not required for future highways needs, lease modifications will be undertaken to include an option to purchase clause.

SOIL CONSERVATION ACT

The Commission, in conjunction with the Ministry of Agriculture and Food and with regional and local authorities (ie: regional districts and municipalities), is responsible for the administration and enforcement of the *Soil Conservation Act*. This *Act* regulates the removal of soil and deposition of fill within the Agricultural Land Reserve.

The Commission considered 68 applications under the *Act* during the reporting year. The Lower Mainland region accounted for almost half (33) of the applications. The bulk of the applications outside the Lower Mainland region were requests for gravel removal, the majority of which were approved. The applications which were refused involved requests for gravel removal in areas of high agricultural capability.

In the Lower Mainland region, the Greater Vancouver Regional District and the Central Fraser Valley Regional District accounted for 27 of the 33 applications considered by the Commission. Richmond and Matsqui generated 90% of the applications within the two regional districts. Richmond has always been an area for depositing fill while Matsqui is a major source of gravel for the Lower Mainland. Both areas presented unique problems for the Commission because the requests for fill or soil removal involved land with good agricultural potential. The Commission, however, was able to approve the majority of the applications since the applicants were prepared to rehabilitate the property to a higher agricultural capability upon completion of the project.

On a provincial basis, the number of applications was down significantly from 1982. This is perhaps a result of the economy since requests for soil removal (ie: gravel) are somewhat dependent on the construction industry.

A significant improvement was noted in the number of illegal fill applications, especially in the Lower Mainland region. Some of the municipalities in the area, such as Richmond, have taken a more active role in curtailing this type of operation. This co-operation was greatly appreciated by the Commission, especially in light of the Commission's limited ability to respond to these activities as a result of staff reductions.

PROVINCIAL AGRICULTURAL LAND COMMISSION

FINANCIAL REPORT

FOR THE YEAR ENDED MARCH 31, 1984

STATEMENT OF REVENUES

Income received and credited to the consolidated revenue fund of the Province of British Columbia was as follows:

	83/84	82/83
Sales of Properties (Note 4)	151,109	--
Rental Income	435,432	327,199
Loan Payments	76,172	63,579
Other Income	16,216	23,012
Total Cash Income	678,929	413,790
Rental Income Accrual Adjustment	(16,839)	41,664
Total Income Accrual Basis	662,090	455,454

STATEMENT OF EXPENDITURES (Note 5)

Description	Fine Tuning	Admin.	Commissioners	83/84	82/83
Salaries	78,505	533,767	--	612,272	883,694
Commissioner's Fees	--	--	68,775	68,775	114,050
Travel	3,918	14,603	36,760	55,281	172,709
Professional Services	2,824	26,024	100	28,948	84,751
Office Expense	186	14,105	124	14,415	36,465
Furn. & Equipment	--	--	--	--	12,122
Supp., Utlts.,Taxes	145	5,239	6	5,390	15,274
Rental	245	116	--	361	837
Advertising & Publ.	--	--	--	--	4,095
Machinery & Equip.	--	--	--	--	19,149
Grants	--	--	--	--	41,150
Other	--	239	--	239	19,440
	85,823	594,093	105,765	785,681	1,403,736

Approved on Behalf of the Commission

M. F. Clarke, Chairman

R. P. Murdoch, General Manager

PROVINCIAL AGRICULTURAL LAND COMMISSION
Notes to Financial Report
March 31, 1984

Notes

1. Assets - Land, Buildings & Loans Receivable

Estimated market values for Commission owned and administered properties at March 31, 1984 were as follows:

	83/84	82/83
Land Values	38,942,991	43,305,621
Building Values:		
Government Owned	3,009,408	3,286,285
Leasee Owned	2,458,770	2,576,604
Improvement Loans Receivable	672,952	641,775
Totals	45,084,121	49,810,285

2. Contingent Liabilities

The Land Commission requirement to purchase lessee improvements in the event of leasee terminations has resulted in the following contingent liabilities.

	83/84	82/83
Land Improvement Costs	814,354	849,540
Buildings	2,458,770	2,576,604
Total Estimated Contingent Liabilities	3,273,124	3,426,144

3. Receivables

a) Accrued rent receivable to March 31, 1984 totalled $32,290.
b) Accrued interest on overdue payments as at March 31, 1984 totalled $2,900.

4. Sale of Property

Property #27 (Wernicke):	
Full Sale Price	$186,926
Less Compensation due to Leasee for improvements	35,817
Amount deposited to Consolidated Revenue	$151,109

5. Compensation Payments

In accordance with leases entered into under the Young Farmers Program, the following compensation payments were made during fiscal 83/84 as a result of leasee farm failures.

Farm Name	Total Compensation	Less Amount due to Province	Cash Payout
Valmont Farms Ltd.	105,639	52,029	53,610
Zirnhelt, H.J.	40,342	16,996	23,346
MGL Farms Ltd.	18,802	25,592	--
Mars Farms (Sterling)	204,082	15,231	188,851
	368,865	109,848	265,807

STATISTICS

The following pages present a brief summary of the major Agricultural Land Reserve statistics for the regions described in the "Processing Branch" section of this report. All statistics are based on the calendar year 1 January 1983 to 31 December 1983. For a more complete description of the statistics relating to the Agricultural Land Reserves for the most recent calendar year, see the report Agricultural Land Reserve Statistics, January 1, 1984 which is available from the Agricultural Land Commission office.

AGRICULTURAL CAPABILITY CATEGORIES

The Canada Land Inventory (CLI) (modified for British Columbia as B.C. Land Inventory) agricultural capability classification system groups land into 7 classes according to the land's potentialities and limitations for agricultural use depending on inherent soil and climate characteristics. One of the bar charts used in this section groups the CLI agricultural capability classes into four separate categories as follows:

Prime - Class 1 to 3 - the CLI agricultural capability unit consists totally of Class 1 to 3 inclusive
e.g. 2^7 - 3^3

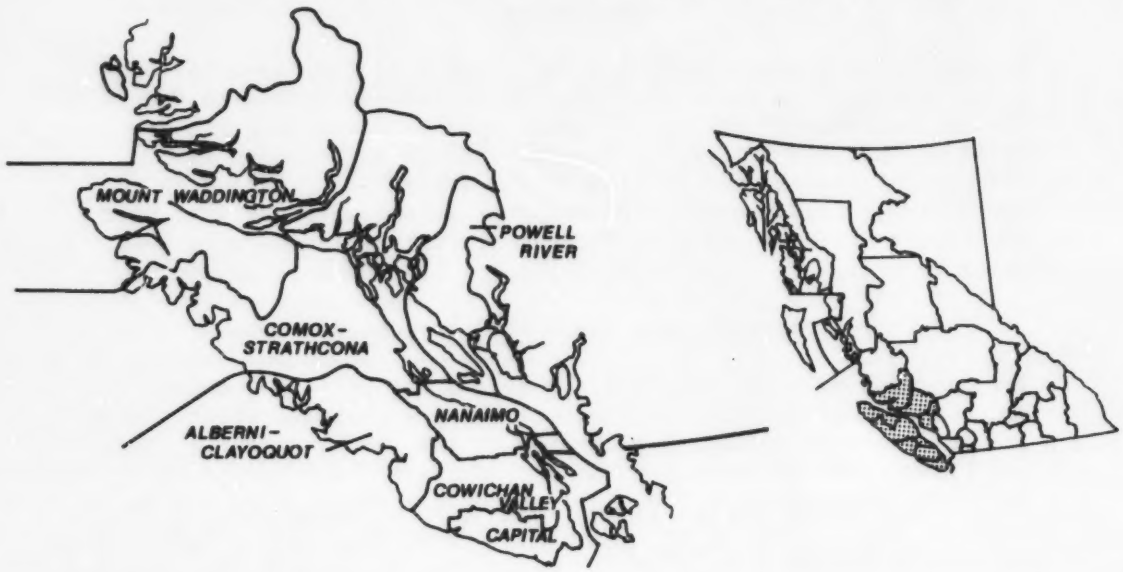
Prime Dominant Complex - Class 1 to 3 Dominant - the major portion (over 50%) of the CLI agricultural capability unit is the prime
e.g. 3^6 - 5^4

Prime Subordinate Complex - Class 1 to 2 Subordinate the lesser portion (less than 50%) of the CLI agricultural capability unit is in the prime category
e.g. 5^6 - 3^4

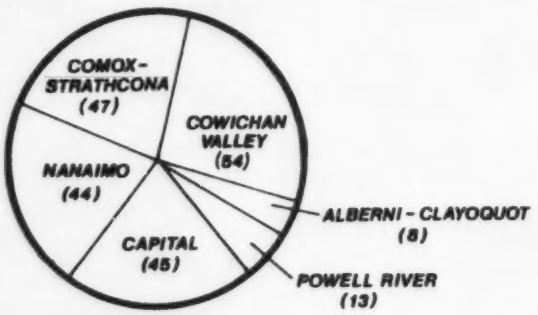
Secondary - Class 4 to 7 - the CLI agricultural capability unit consists totally of Class 4 to 7 (including complexes if the unit is 4 or poorer)
e.g. 5^6 - 4^3 - 6^1

In cases where the CLI agricultural capability units indicate a Class 1 to 3 inclusive as 50% (eg: 3^5 - 4^3 - 5^2), one half of the area is categorized as prime and one half as secondary.

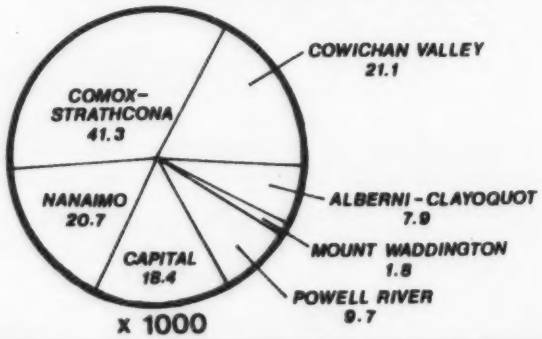
VANCOUVER ISLAND REGION 1983



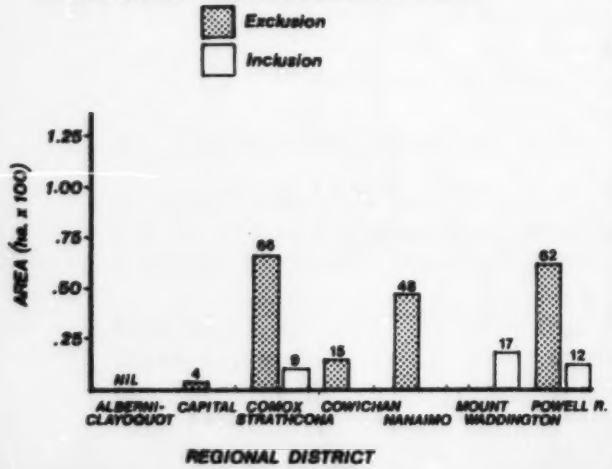
TOTAL NUMBER OF APPLICATIONS RECEIVED (211)



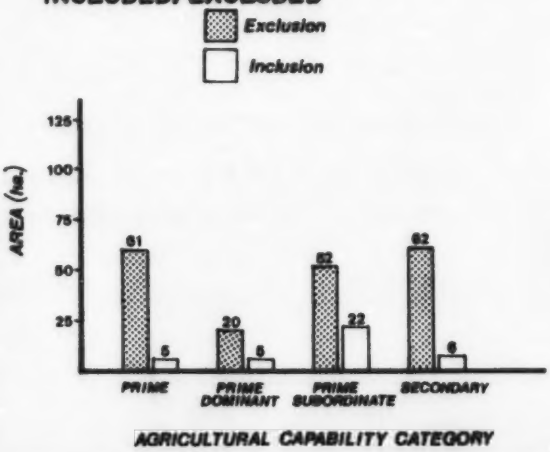
AREA OF LAND IN THE A.L.R. (120,795.3 Ha.) Jan. 1/84



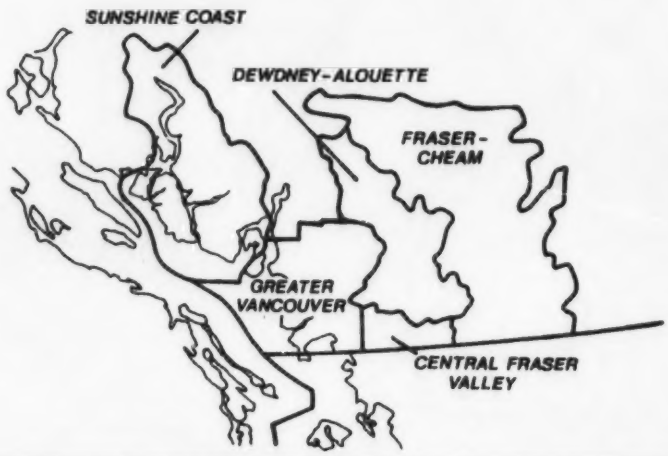
TOTAL AREA INCLUDED/EXCLUDED



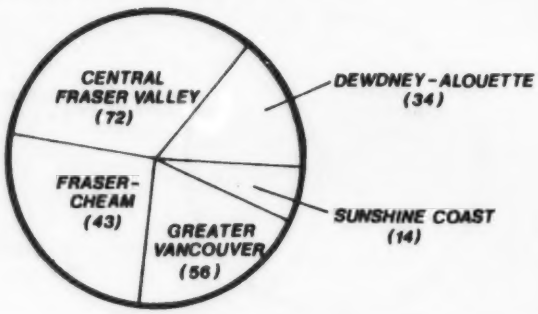
AGRICULTURAL CAPABILITY OF AREAS INCLUDED/EXCLUDED



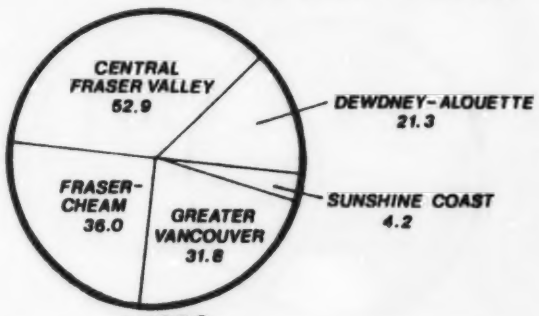
FRASER VALLEY REGION 1983



TOTAL NUMBER OF APPLICATIONS RECEIVED (219)

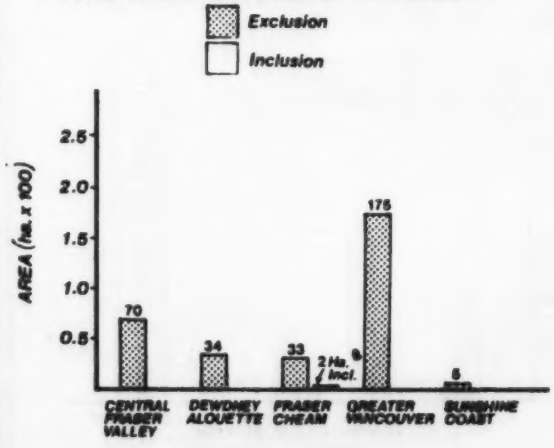


AREA OF LAND IN THE A.L.R. (146,278.3 Ha.) Jan. 1/84

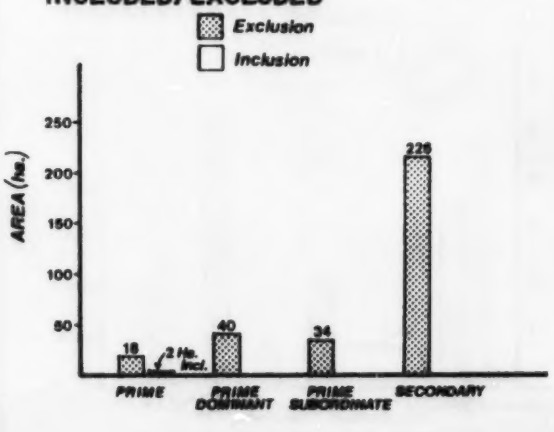


x 1000

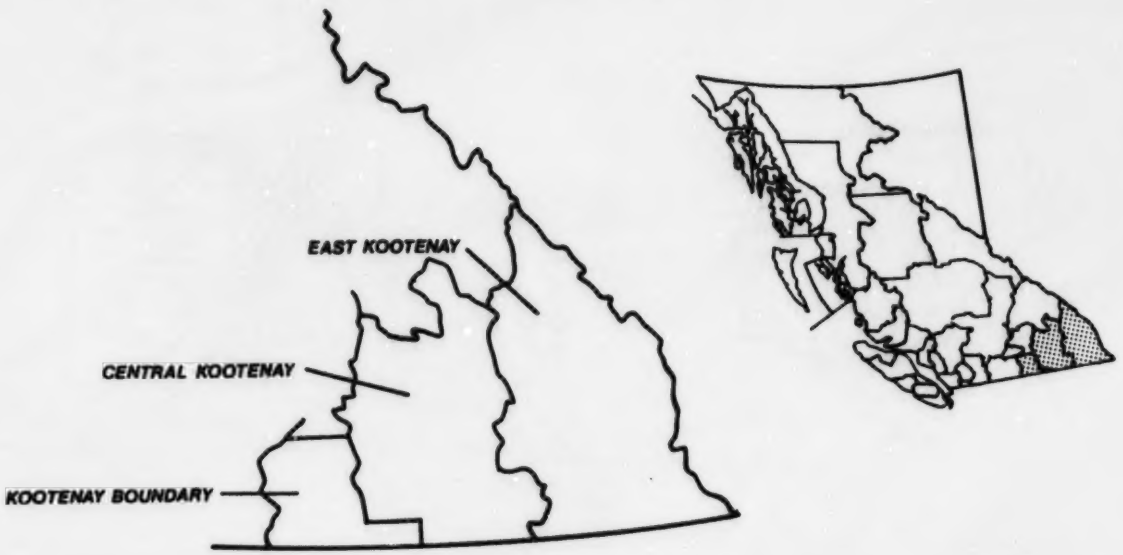
TOTAL AREA INCLUDED/EXCLUDED



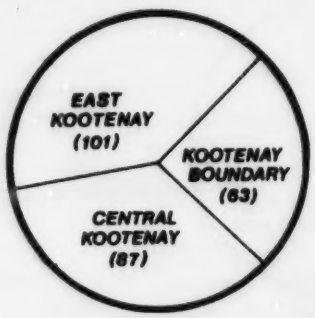
AGRICULTURAL CAPABILITY OF AREAS INCLUDED/EXCLUDED



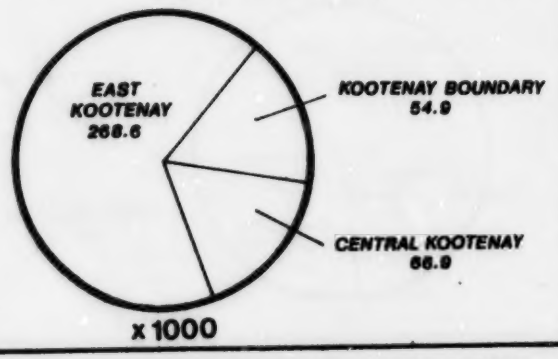
KOOTENAY REGION 1983



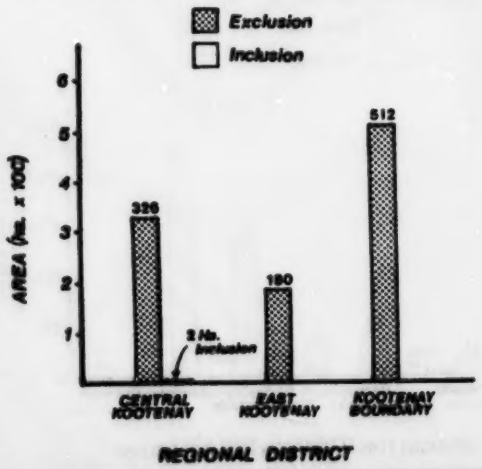
TOTAL NUMBER OF APPLICATIONS RECEIVED (251)



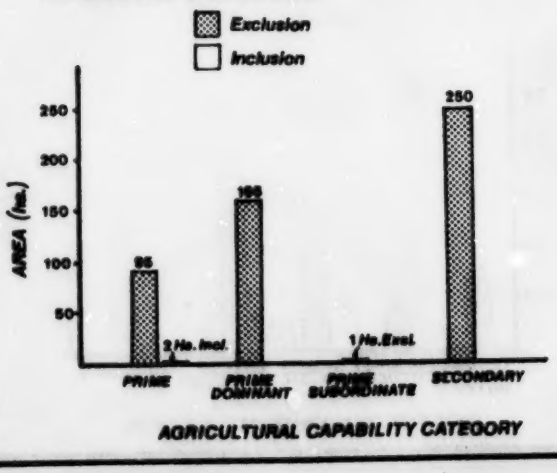
AREA OF LAND IN THE A.L.R. (390, 355.7 Ha.) Jan. 1/84



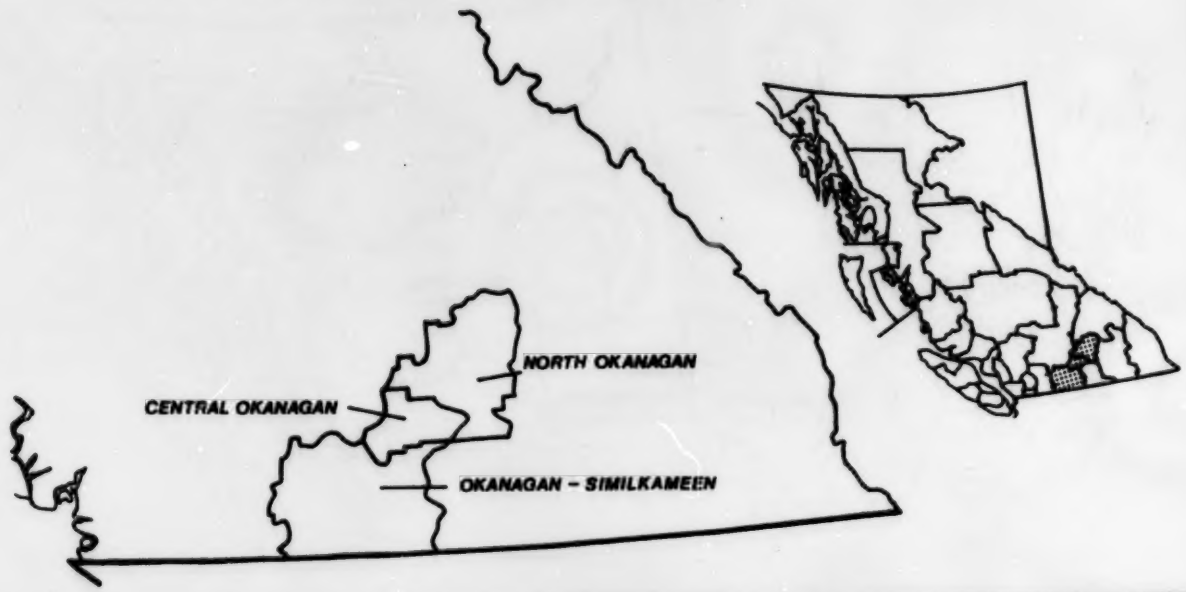
TOTAL AREA INCLUDED/EXCLUDED



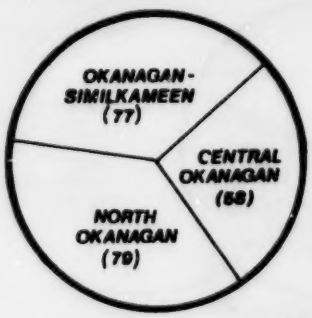
AGRICULTURAL CAPABILITY OF AREAS INCLUDED/EXCLUDED



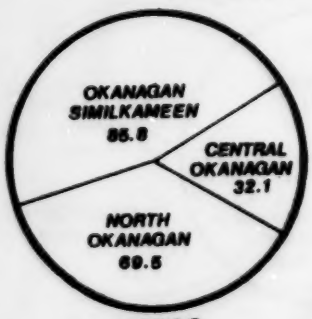
OKANAGAN REGION 1983



TOTAL NUMBER OF APPLICATIONS RECEIVED (214)

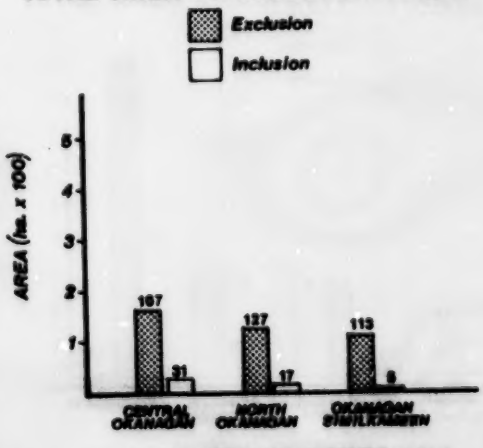


AREA OF LAND IN THE A.L.R. (187,357.8 Ha.) Jan. 1/84

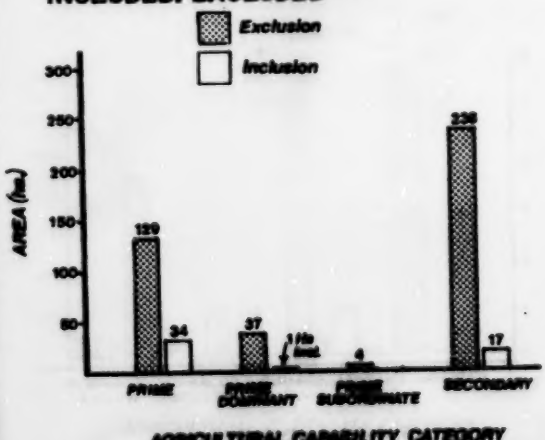


x 1000

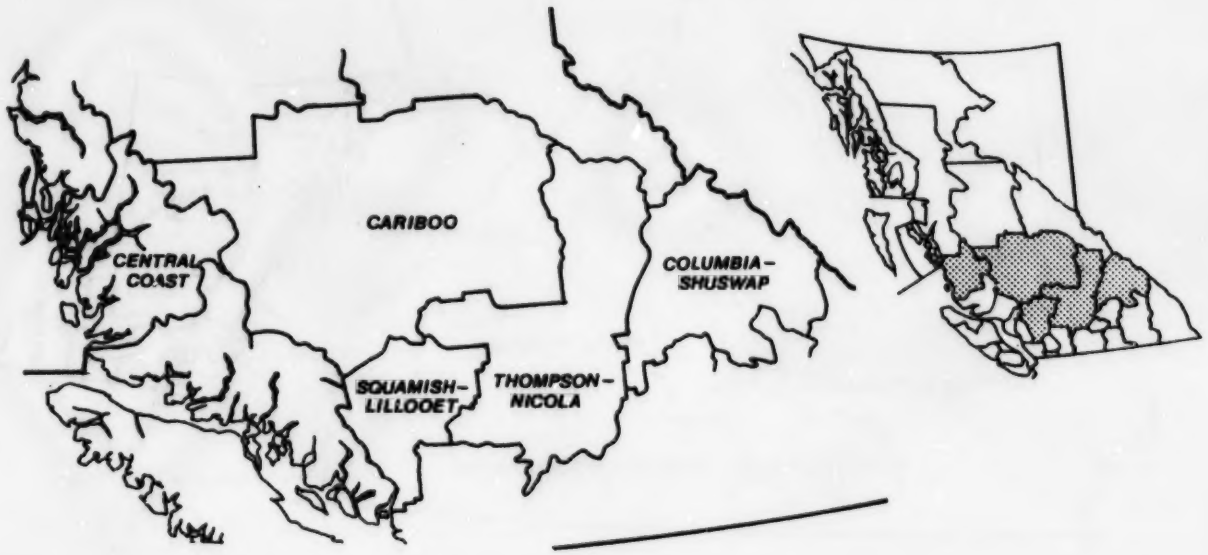
TOTAL AREA INCLUDED/EXCLUDED



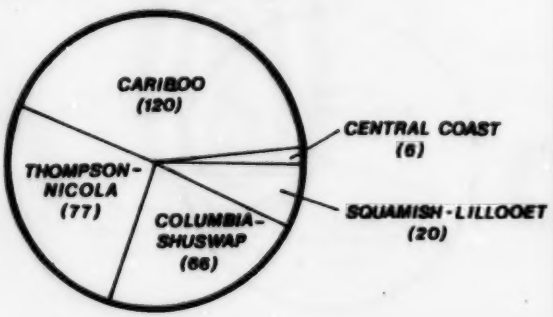
AGRICULTURAL CAPABILITY OF AREAS INCLUDED/EXCLUDED



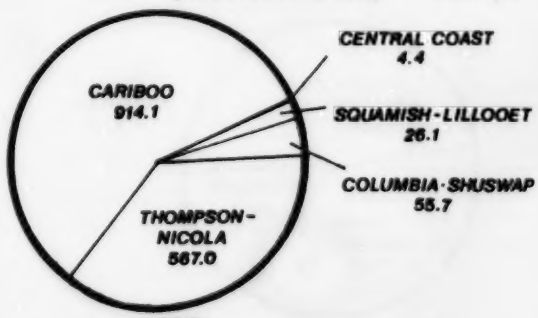
CENTRAL INTERIOR REGION 1983



TOTAL NUMBER OF APPLICATIONS RECEIVED (289)

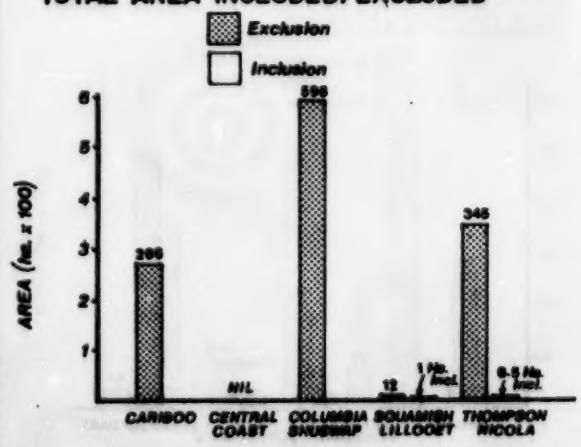


AREA OF LAND IN THE A.L.R. (1,567,515.9 Ha.) Jan. 1/84

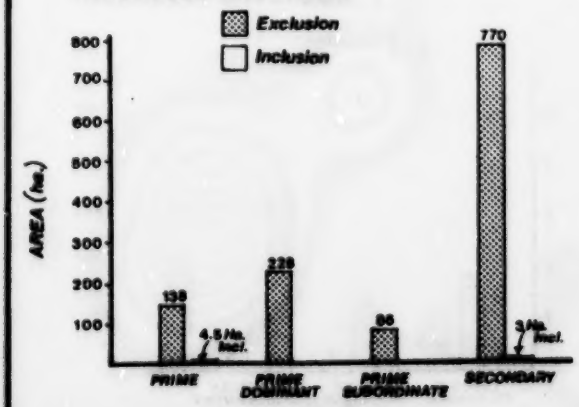


x 1000

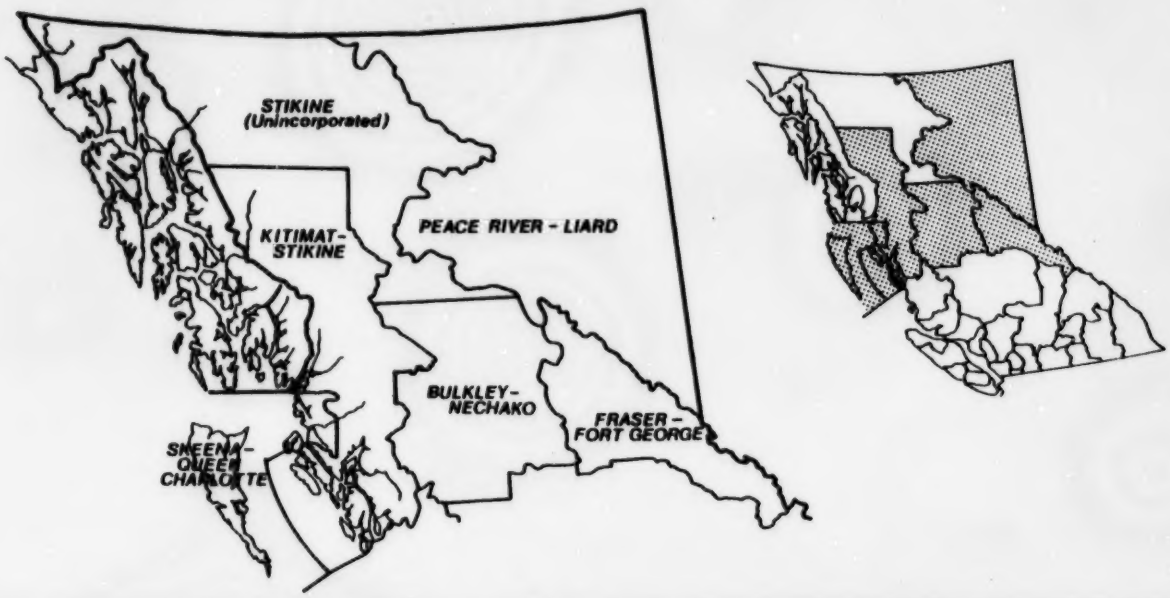
TOTAL AREA INCLUDED/EXCLUDED



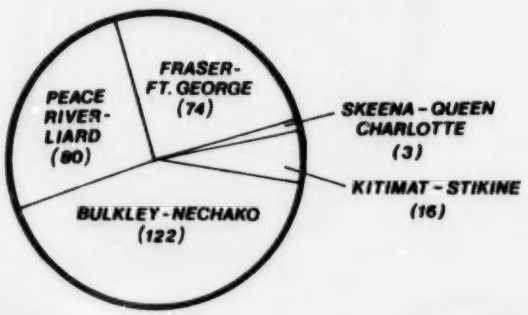
AGRICULTURAL CAPABILITY OF AREAS INCLUDED/EXCLUDED



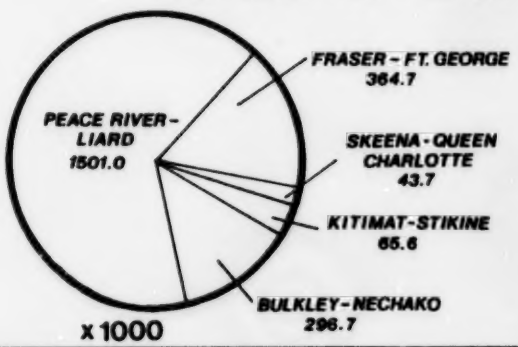
NORTHERN REGION 1983



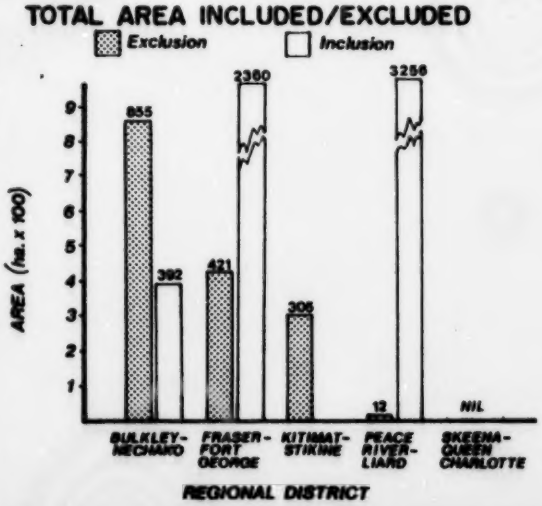
TOTAL NUMBER OF APPLICATIONS RECEIVED (295)



AREA OF LAND IN THE A.L.R. (2,271,568.6 Ha.) Jan. 1/84



TOTAL AREA INCLUDED/EXCLUDED



AGRICULTURAL CAPABILITY OF AREAS INCLUDED/EXCLUDED